

## NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Kari Smith to Van Gogh Corporation, a Delaware Corporation, dated June 21, 1999 and recorded with the Norfolk County Registry of Deeds on June 28, 1999 at Book 13553, Page 135, of which mortgage Van Gogh Land Corporation, A Delaware Corporation f/k/a Corporation Van Gogh Corporation, a Delaware Corporation is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 12:00 PM on June 26, 2020 on the mortgaged premises located along Washington Street, a/k/a 420R, Washington Street, Weymouth, Norfolk County, Massachusetts, all and singular the premises described in said mortgage,

### TO WIT:

Beginning at a point approximately 140 feet distant easterly from a 24" oak tree, which tree is located at the corner of the stone wall and the stone ledge and by land of the heirs of Lucy A. Richards, thence running in a general easterly direction along the face of said ledge, against by a fence, thence a wall a total distance of 750 Feet to a corner formed by said last mentioned wall and a fence running northerly there from; thence running north east to Lee along said last mentioned fence a distance of 507 feet to a wall, all buy land of the heirs of Lucy A. Richards; thence turning and running north westerly along said last mentioned wall to a course as a distance of 392 feet and 70 feet to a point where said wall commences to run in a general southwesterly direction; sense southwesterly alongside wall, along a ledge, along a wall and across a swamp and thence again by a wall a total distances of 1121 feet to the intersection of said wall leading southerly therefrom, the last four courses being along land of Susan R. Worthen et al and Grace G. Holsten; thence turning and running southerly along said last mentioned wall by land of said Holsten, land of Catherine T. Coleran, land of Julia A. Coleran, land of Nolan, and land of Callahan to a 40 foot way, a distance of 440 feet; thence turning and running at an angle easterly along said right of way a distance of 160 feet; thence turning and running at an angle southerly to the point of beginning, a distance of 300 feet, all of said measurements being more or less.

Subject to easement to the Edison Electric Illuminating Co. of Boston dated January 30, 1928 and January 31, 1928.

Together with the right to pass and repass over a way 40 feet wide, to and from Washington Street, for all purposes, said way being shown on a plan entitled "Plan of Subdivision of Land in Weymouth, Mass., Plan 1A, James J. Healey," recorded with Norfolk Deeds, in Book 2279, Page 262.

Together will all improvements now or hereafter erected on the property, and all easements, rights, appurtenances, and rents, all of which shall be deemed to be and remain a part of the property covered by the mortgage.

Said premises are also known as Weymouth Assessor's parcels 328-10, 328-11, 328-12 and 328-4.

For mortgagor's title see deed recorded with Norfolk County Registry of Deeds in Book 13553, Page 134.

These premises may sold in parcels or as an entire lot. The premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

TERMS OF SALE:

A deposit of FIVE THOUSAND (\$5,000.00) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at the law firm of Dolan Connly, P.C., 50 Redfield Street, Boston, MA 02122, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

Other terms, if any, to be announced at the sale.

VAN GOGH LAND CORPORATION, A  
DELAWARE CORPORATION F/K/A VAN  
GOGH CORPORATION, A DELAWARE  
CORPORATION,  
By its Attorney,  
DOLAN CONNLY, P.C.,  
David A. Marsocci, Esq.  
50 Redfield Street, Suite 202  
Boston, MA 02122  
(617) 265-3100